

TOQUERVILLE CITY COUNCIL
City Council Work Meeting Minutes

September 1, 2016

Held at 212 N. Toquerville Blvd, Toquerville Utah



Present: Mayor-Darrin LeFevre; Councilmembers-Paul Heideman, Brad Langston, Ty Bringhurst, Keen Ellsworth, Mark Fahrenkamp; Staff-Ash Creek Sewer District Representative Mike Chandler, Public Works Director Lance Gubler, City Treasurer June Jeffery, Recorder Dana McKim; Public – Jackson Ream, Manning Butterworth, Jerry Eves.

6:00 PM WORK MEETING: Council and Staff Officials Discussion Only

Meeting called to order at 6:00 pm by Mayor LeFevre.

A. STAFF REPORTS AND UPDATES:

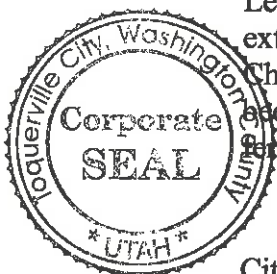
1. Mike Vercimak – Zoning Administrator
Not Present

2. Karl Rasmussen – City Engineer
Not Present

3. Ash Creek Sewer District Representative- Mike Chandler
They will be implementing a water line for irrigation purposes at Confluence Park. Ash Creek is currently working with the city of LaVerkin to get the project started. Location of this irrigation area is near the Riverwood Subdivision. Chandler will give the council copies of the plan and where it will be located. The pump site near Anderson Junction will need to be replaced in the next year or two due to the increased construction sites and the extraction permits which will be active in the area.

4. Planning Commission Representative – Mike Ruesch
A lighting ordinance was recently passed. The Commission will be working on possible flag lot revisions and the non-conforming building/structure use. An additional work meeting will be held on September 14, 2016 to get some direction on these items.

5. Lance Gubler – Water Maintenance
The Hillside drainage project will start next week. Quotes will be forthcoming for the Tree City Project. Gubler believes if the city defaults on the Tree City Grant the city will not be able to apply for future grants. Gubler would like to finish the Shangri-La Project. The mini-ex was received this week and has been used. The crew purchased some trailer tires and hubs on a trailer that needed maintenance. Chip seal has been completed on the Frontage Road. The city is waiting for the county expenditures so Toquerville can bill Leeds. Scott Snow from UDOT told Gubler that chip sealing the Frontage Road has extended the life of the road by 10 years. There have been some water leaks on Staghorn. Cholla will need some water replacements as well. The LED downlights at the park have been installed and are working well. The ball fields, parks, and cemetery have all been fertilized and aerated. Councilmember Langston reminded Gubler there is an Arizona



Ash that is in need of some iron supplements. A lightning storm in Toquerville recently took down the watering system at the cemetery. There is only one representative in the area that can work on the system, Dave Hall. Hall suggested the city replace the wiring of the system. Gubler would like to change the control system completely out, suggesting a possible Toro or Rainbird system and to require training of in-house staff so when there is an issue the city can fix their own system. The existing system was installed around 1992-1993. The sprinkler system was originally started by an Eagle Scout Project. All the 1" lines originally installed have been replaced with 2" lines. Gubler stating the only project left pending is the bathroom at Trail Ridge Estates. Gubler has received several inquiries from the state of Utah in regards to the water rights and the age of city's infrastructure. An LED conference is being held in Seattle, WA. Gubler would like Mike Ruesch to attend the conference since the City is revising their LED ordinance and will be implementing LED lighting. Education of safety issues and preservation of the night sky would be beneficial.

B. BUSINESS:

1. Discussion of Developmental Agreement with Jerry Eves:
Attorney Snow will need to meet with Eves. Councilmember Bringhurst spoke with Eves and he stated he didn't have any problems with determining the formula on the developmental agreement. Mayor had concerns of the city obligation to pay for legal advice in regards to this agreement. These projects are subject to changes and those changes need to be cleared thru the attorney which can be expensive. Mayor explained to Eves, who later came to the meeting after the council discussed this item that the city would like the applicant to pay for professional services in regards to the developmental agreement. Jerry Eves agreed to meet with Attorney Snow and go over this agreement.
2. Discussion on Viega Pipe Failure Project-Mayor LeFevre and Attorney Snow:
The ongoing problems with the Viega pipelines are still occurring. The city has until December 31, 2016 to submit all failures. Further discussion with Attorney Snow will need to occur.
3. Discussion on City of Toquerville Signs – Councilmember Ellsworth:
Councilmember Ellsworth received a sign quote from Smith Steelworks. Ellsworth will be getting more quotes. Smith will deliver the product, but the City will need to unload and install the sign. The proposed sign is 6-8 feet tall and will be 12-15 feet wide. Mayor had concerns that the city has a sign ordinance and the council will need to look further into the code as to not violate their own regulations. The sign will be located just as you come up the hill on exit 27 on the UDOT right of way. Heideman would like the use of black lava rock implemented in the sign. Ellsworth suggested the base of the sign could be constructed of lava rock. Ellsworth commented the city crew could erect this sign to keep costs lower. Heideman had concerns due to the location of where the sign would be placed, that Anderson Junction may feel left out since it's past their area. Several council members stated this was the best possible location and to include Anderson Junction the sign would



have to be placed beside the interstate. Ellsworth will provide pictures of sign placement to the council.

4. Discussion of City code 10-21-7-10 Installation of Curb, Gutters, Sidewalks – Councilmember Fahrenkamp:
Councilmember Bringhurst will bring maps before the next meeting, and look at adding an exception to some of the streets and roads in Toquerville.
5. Discussion on Chapter 24 Exterior Lighting Ordinance to Include LED Changes: Planning Commission approved the ordinance with the lighting requirements of 2700 kelvin. All changes to the ordinance have been underlined, and any omissions are stricken thru. Langston is not in favor of the 2700 Kelvin due to the cost. The Mayor is concerned that the silent majority will come out after the ordinance is passed and once implemented it will be an issue. Ruesch recommends the city not retro-fit the fixtures, it is not cost effective. Fahrenkamp inquired whether or not there is a noticeable difference between the brighter bulbs and wondered if the technology is developed enough to decide on a set LED requirement. Butterworth was in favor of preserving the night sky and is in agreement of the lighting ordinance. Butterworth stated a city in California implemented a new lighting system in which it was so bright the citizens complained and cited it was reminiscent lighting of a prison yard. Mayor encouraged council to review the ordinance and it will be on next week's agenda.
6. Discussion on a RFP for Engineering Services – Mayor LeFevre:
An RFP will be put out for bid. Pro Value has been the city's engineer for quite some time. Pro Value has been a good fit for Toquerville for several jobs but believes it is a healthy practice to re-evaluate goals and plans for the city. It was decided to send out the RFP in letter form and not publish in the paper due to the cost of the ad. The project of Phase II in TRE will need a secondary company to check the city engineer's work, who is the developer's engineer on this development. All firms considered will be from the local area.
7. Discussion of Temporary RV Occupancy – Mayor LeFevre and Treasurer Jeffery:
This question came about due to a phone call received in the office. A gentleman inquired if it was allowed to park a RV vehicle temporarily on his property, pay the impact fees and reside in the RV while he builds a home. Mayor had concerns that these are single family residential areas and not zoned for RV parks. There is nothing in city code at this time, which makes it a prohibited use. There is concern that the building of a home could last years with the site of an RV being the primary residence for a lengthy period of time. This issue should be put in front of the Planning Commission at their meeting.
8. Discussion of Tree City Project – Public Works Director Lance Gubler:
Councilmember Langston would like the project to push forward but has concerns that it won't get finished in time. Photos were provided by Langston with specific descriptions and possible modifications to this project. Bringhurst doesn't believe



these rock walls are secured or tied into the hill property and will need to be torn down and reconstructed. Drainage needs to be implemented and each block section will need to be tied into the hill. Trees and shrubs will be implemented that have root systems that tap down rather than out. Langston will call the state representative and ask more questions in regards to the grant money and how it can be spent. A Tree City Meeting will be held Sept 7th per Brad Langston.

9. Discussion of Cemetery Code Changes – Councilmember Langston:
Langston would like changes to the cemetery code to require an 8 inch footprint border instead of a 12 inch border. Langston would like the city crew to drill a hole or two in the concrete to provide an area to put a shepherd hook or candy cane accessory. There are several cemetery plots that have no markers. He would like the city to provide markers for the gravesites that are not marked or are deteriorating. Fahrenkamp asked if they had talked about this project earlier in making it a capital project for next year. Gubler would like the pavilion to be put up so it would show a guide to where grave sites are located. Langston would like benches to be prohibited, excluding headstone benches. This item will be on October's agenda.

C. COUNCIL REPORTS AND CITY DEPARTMENTS:

1. Ty Bringhurst – Water Department/Streets/MPO/Emergency Preparedness/Safety Committee:
The Almond Heights drainage line in Phase 7 has some concerns of retention. Bringhurst would like the water to be put into a pipe system and create a retention area to the curb. Copies of the plans were given to City Council to view this area of concern. Bringhurst is pursuing road improvements leading to Toquerville Falls. He is networking with the different utility companies whom access the road to see what type of contributions can be made from each entity for improvements.
2. Keen Ellsworth - Economic Development/Subdivisions/Planning Commission Oversight/Mosquito Abatement:
No report.
3. Mark Fahrenkamp - Park Maintenance/Park Committee/Risk Management/Trails Committee:
No report.
4. Paul Heideman - Sewer District/Culture and Recreation/Confluence Park:
Heideman would like to speak with Lance Gubler to find a location to house the Miss Toquerville flatbed trailer. Heideman will meet with Treasurer Jeffery in regards to Utah Retirement System.



5. Brad Langston – Solid Waste/Tree Board/Cemetery/City Hall Maintenance/Beautification Committee:

There is a locust tree that will need to be either trimmed or removed from the City Hall property. Bringhurst would like every third tree on Toquerville Boulevard to be replaced by new trees. There are several dead trees due to old age and disease. Langston has found five trees that can be removed and the availability to plant 12-15 more trees. There was a question of how these trees will be watered. Gubler would like to tie the water from the meter at the residential culinary watering system and have a remote reader.

6. Mayor LeFevre – Fire District/Irrigation Board:

Mayor reported on the Toquerville Boulevard curb and sidewalk issue. There are a few houses on the boulevard that have steep drop offs from the construction project done which prohibits people from accessing their driveways. UDOT came to look at the project, a solution was found to add grated ditches. It is a concrete ditch with a metal grate. Design photos of the proposed solution were given to councilmembers. UDOT is unsure if they will allocate any funds to fix this issue since it was reviewed by the City Engineer.

The Trail Ridge Estates Phase II Developmental Agreement– Attorney Snow will need to be involved in this agreement, specifically the improvements to the parks.

The Water Conservancy District has an extraction permit forthcoming and it has been looked at by Mayor LeFevre. He spoke about the extraction area and said people will be able to see the extraction area from different areas of the Toquerville. There will be reclamation plan implemented with the permit. The plan will create a residential area from the extraction site.

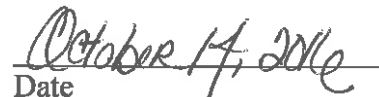
Next week Mr. Stotler will attend the business meeting to ask city council if designated parking areas can be created in front of and on the side of his rental property. Mayor asked if the council would like it as an agenda item or have this individual speak during the public forum. The consensus of the council was it should be addressed in the public forum. Any items that need to be added to the City Council Business Meeting will need to get items to the recorder by this Friday. The agenda will be posted on Tuesday since Monday is a holiday.

G. ADJOURN:

Mayor adjourns meeting at 8:22 pm



Mayor - Darrin LeFevre



Date



Attest: City Recorder - Dana M. McKim

